

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED DOWNTOWN DEVELOPMENT
BLOCKS 105-106, 123-126, 260, 264-266, AND A PORTION OF 267
BRYAN, BRAZOS COUNTY, TEXAS**

**Project No. 92077865
Report Date: December 14, 2007**

EXECUTIVE SUMMARY

This Phase I ESA was performed in accordance with our proposal dated November 19, 2007, and was conducted consistent with the procedures included in ASTM E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify recognized environmental conditions (RECs - defined in Appendix B) in connection with the site as reflected by the scope of this report. The ESA was conducted under the supervision or responsible charge of Vanessa L. Chambers, Environmental Professional. Cole Vanya and Jimmy Sumrall performed the site reconnaissance on December 5, 2007.

A cursory summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

- The site consists of eleven city blocks in downtown Bryan, Texas that are bounded by East 18th Street to the north, a railroad to the east, East 22nd Street to the south, and North Parker Avenue to the west. The site is occupied by multiple occupants including a furniture building facility (former ice house), a retail center/filling station, an auto repair garage, Twin City Mission, a former dry cleaning facility, a dietary supplement distributor, a trucking service, multiple vacant buildings, and multiple residences.
- The site reconnaissance identified the following features, which appear to represent an REC to the site.
 - A hydraulic lift and associated sump were observed on the northern portion of Block 260 in the vicinity of the former auto repair facility. Based on the frequency of releases associated with auto repair activities and hydraulic lifts and the nature of operations associated with the sump, potential releases from these features appear to represent an REC to the site.
 - A former dry cleaning facility was observed on the northern portion of Block 106. The dry cleaning facility appeared to be vacant; therefore, no information from

EXECUTIVE SUMMARY (cont.)



someone knowledgeable of the former operations could be questioned. Based on the absence of information, potential releases from the dry cleaning facility appear to represent an REC to the site.

- Based on review of the historical information, the site has been developed with multiple commercial, residential, and retail facilities from at least the mid-1880s through the present-day. Review of the historical city directories and Sanborn maps identified multiple facilities that appear to represent RECs to the site. The facilities are noted as follows:
 - Block 105 - a cleaning and pressing facility.
 - Block 106 - a former dry cleaning facility, J.S. Parker Gin, and former filling station, a battery shop.
 - Block 125 - Thornton Garage and Bosquez Auto Refinishing (a.k.a. Bryan Auto Center), Jacob Luza Cotton Gin and Grist Mill, an automotive paint shop, and an automotive repair facility.
 - Block 126 - Master Cleaners and Bryan Sheet Metal Works (a.k.a. Cat's Welding Shop and Dileo Brazos Tin Shop).
 - Block 260 - a hydraulic lift and associated sump in the vicinity of a former auto repair facility, Fashion Cleaners and auto sales & service facilities.
 - Block 265 - Kimbell Feed Company.
 - Block 266 - Brazos Oil Sales, Waters Pierce Oil Company (a.k.a. Pierce Oil and Gulf Refining), former filling station, automotive paint shop, an automotive repair facility, and a battery shop, and auto sales & service facilities.
- The adjoining property reconnaissance did not identify features which represent RECs to the site.
- The regulatory database identified three facilities that appear to represent RECs to the site.
 - Kimbell Feed Company, located on Block 265 (on-site), was listed in the regulatory database report as a Texas Commission on Environmental Quality (TCEQ) Leaking Petroleum Storage Tank (LPST) and TCEQ Petroleum Storage Tank (PST) facility. A review of the LPST file from the TCEQ indicated that the site formerly operated a 1,000-gallon UST used to store gasoline. The UST was

EXECUTIVE SUMMARY (cont.)



removed from the ground on April 12, 1990. During the removal of the UST, the Texas Water Commission (TWC) conducted an investigation to collect soil samples from the above mentioned site and prepared a report. Total petroleum hydrocarbons (TPH) were detected in soil samples in excess of TWC action limits. According to the report, groundwater sampling was not conducted. Based on the absence of groundwater sampling, documented releases from the former system appears to represent an REC to the site.

- H D Restmeyer Inc., apparently located on Block 106 (on-site), was listed in the regulatory database report as a TCEQ LPST and TCEQ PST facility. A review of the LPST File from the TCEQ indicated that the actual LPST facility is an historic filling station located adjacent to Block 106 on Block 124. Benzene, toluene, and ethylbenzene levels in the monitoring wells located on the southwest corner of Block 106 and on the northeast corner of Block 123 were above TCEQ Category II action levels. It is possible that the higher levels of benzene, toluene, and ethylbenzene in the monitoring well on the southwestern corner of Block 106 originate from an unknown UST located on or up-gradient to Block 106 or from releases of gasoline from a former engine room located near the center of the southern property line. Based on this information, elevated levels of benzene, toluene, and ethylbenzene on Blocks 106 and 123 appear to represent an REC to the site.
- Cash Food Market, located on Block 126 (on-site), was listed in the regulatory database report as a TCEQ PST facility. Based on the duration of operations, the UST system appears to represent an REC to the site.

Recommendations

Based on the scope of services, limitations, and findings of this assessment, Terracon recommends that further investigation be conducted to evaluate if soil and/or groundwater has been affected by potential releases from the RECs identified during the performance of this ESA.